



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 6, 2018

Ms. Audra Hamernik
Executive Director
Illinois Housing Development Authority
111 East Wacker Drive
Suite 1000
Chicago, IL 60601

Re: **PD 128, 5670 W. Lake St., Lorraine Hansberry Apartments**

Dear Ms. Hamernik:

In response to a recent request, please be advised that the subject property is zoned Residential Planned Development Number 128 ("PD 128"). Pursuant to PD 128, a maximum of 169 elderly dwelling units are permitted.

It is our understanding that the Chicago Housing Authority proposes to repair the roof, perform limited common area renovations, remediate the site and upgrade the elevators in the existing building, in compliance with PD 128.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning and Land Use
City of Chicago Department of Planning and Development

11.9-3.1: Application Requirements. Each applicant subject to the provisions hereof shall, not more than thirty (30) days before filing an application, serve written notice, either in person or by registered or certified mail, return receipt requested, on the owners of the property within the subject area not solely owned by the applicant, and on the owners of all property within 250 feet in each direction of the lot line of the subject property, said owners being such persons or entities which appear from the authentic tax records of Cook County; provided, that the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement; provided further that in no event shall this requirement exceed 400 feet, including public streets, alleys and other public ways. Said notice shall contain the address of the subject property, a brief statement of the nature of the application, the name and address of the applicant and the statement that the applicant intends to file said application on an approximate date. If, after a bonafide effort to determine such address by the applicant, the owner of the property on which notice is served cannot be found at his or its last known address, or the mailed notice is returned because the owner cannot be found at the last known address, the notice requirements of this provision shall be deemed satisfied.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 11-G.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning, deferred and published in the Journal of Proceedings of July 16, 1975, pages 898-899, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

Alderman Vrdolyak moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion Prevailed and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Jaksy, Shannon, Hines, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Cohen, Schuller, Block, Saperstein, Stone—41.

Nays—Aldermen Oberman, Simpson—2.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 and B4-5 Restricted Service District symbols and indications as shown on Map No. 11-G in the area bounded by

W. Montrose Avenue; N. Hazel Street; W. Cullom Avenue; a line 325 feet east of N. Broadway; a line 110 feet northwest of W. Cullom

of W. Cullom Avenue and 250 feet east of N. Broadway, to a point 225 feet northwest of W. Cullom Avenue and 274 feet east of N. Broadway; a line 225 feet northwest of W. Cullom Avenue; N. Broadway; and N. Sheridan Road,

of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 1025 to 1029 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 16, 1975, page 898, recommending that the City Council pass three proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendation and each of the three proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Burke, Jaksy, Shannon, Hines, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Aiello, Casey, Cullerton, Laurino, Pucinski, Natarus, Oberman, Simpson, Cohen, Schuller, Block, Saperstein, Stone—43.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-M.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 1-M in the area bounded by

W. Race Avenue; N. Parkside Avenue; W. Lake Street; N. Waller Avenue; the alley next north of W. Lake Street; and the alley next west of and parallel to N. Parkside Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 1030 to 1034 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publica-

RESIDENTIAL PLANNED DEVELOPMENT # 128

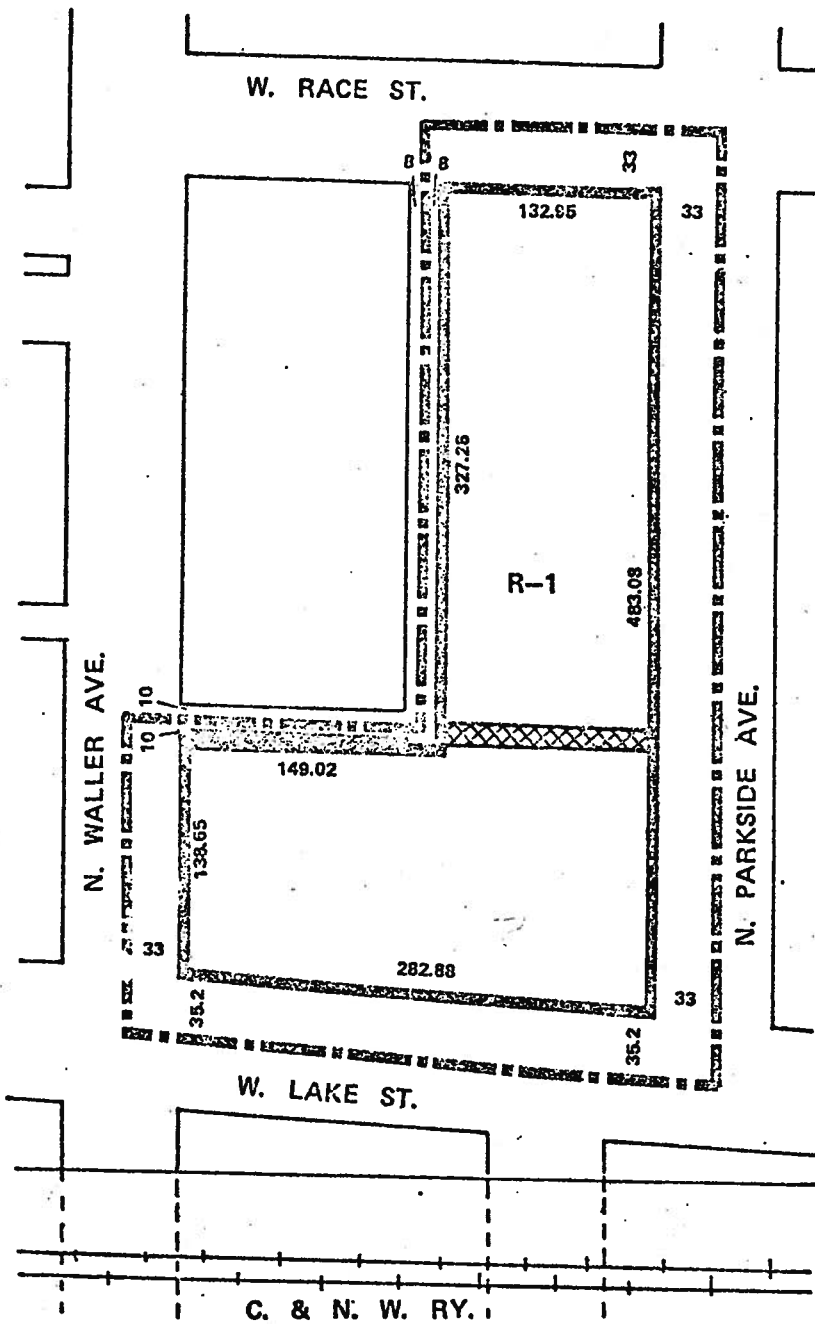
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking facilities, shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of Ohio-Central Disposition Parcel R-1.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successor and approval by the City Council.
6. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
7. The following uses shall be permitted within the area delineated hereon as "Residential Planned Development": Housing for the Elderly, off-street parking and loading facilities.
8. Identification signs may be permitted within the area delineated hereon as Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Development and Planning.
9. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R-5 General Residence District, and with the regulations hereby made applicable thereto.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development", as adopted by the Commissioner of the Department of Development and Planning.

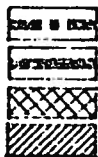
APPLICANT: DEPARTMENT OF URBAN RENEWAL
DATE: June 9, 1975

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND



PLANNED DEVELOPMENT BOUNDARY

OHIO-CENTRAL DISPOSITION PARCEL R-1

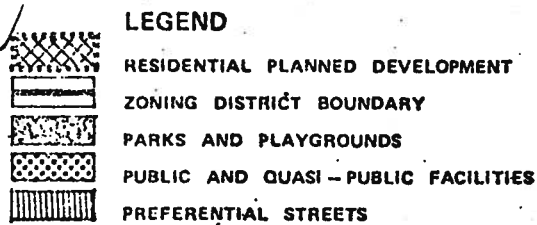
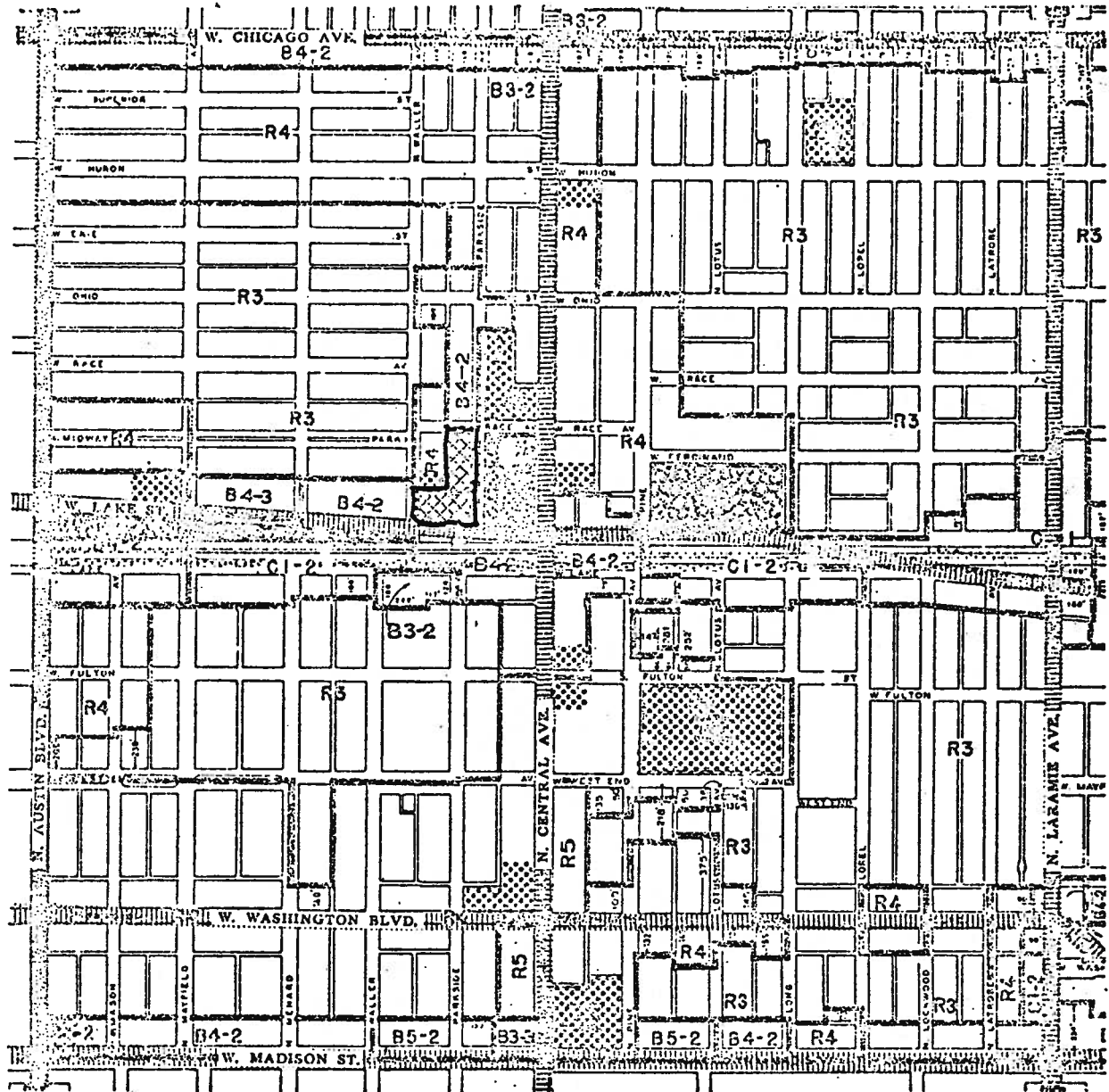
ALLEY HERETOFORE VACATED BY ORDINANCE 2/28/76

ALLEY HERETOFORE DEDICATED BY RESOLUTION 2/28/76



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: JUNE 9, 1975

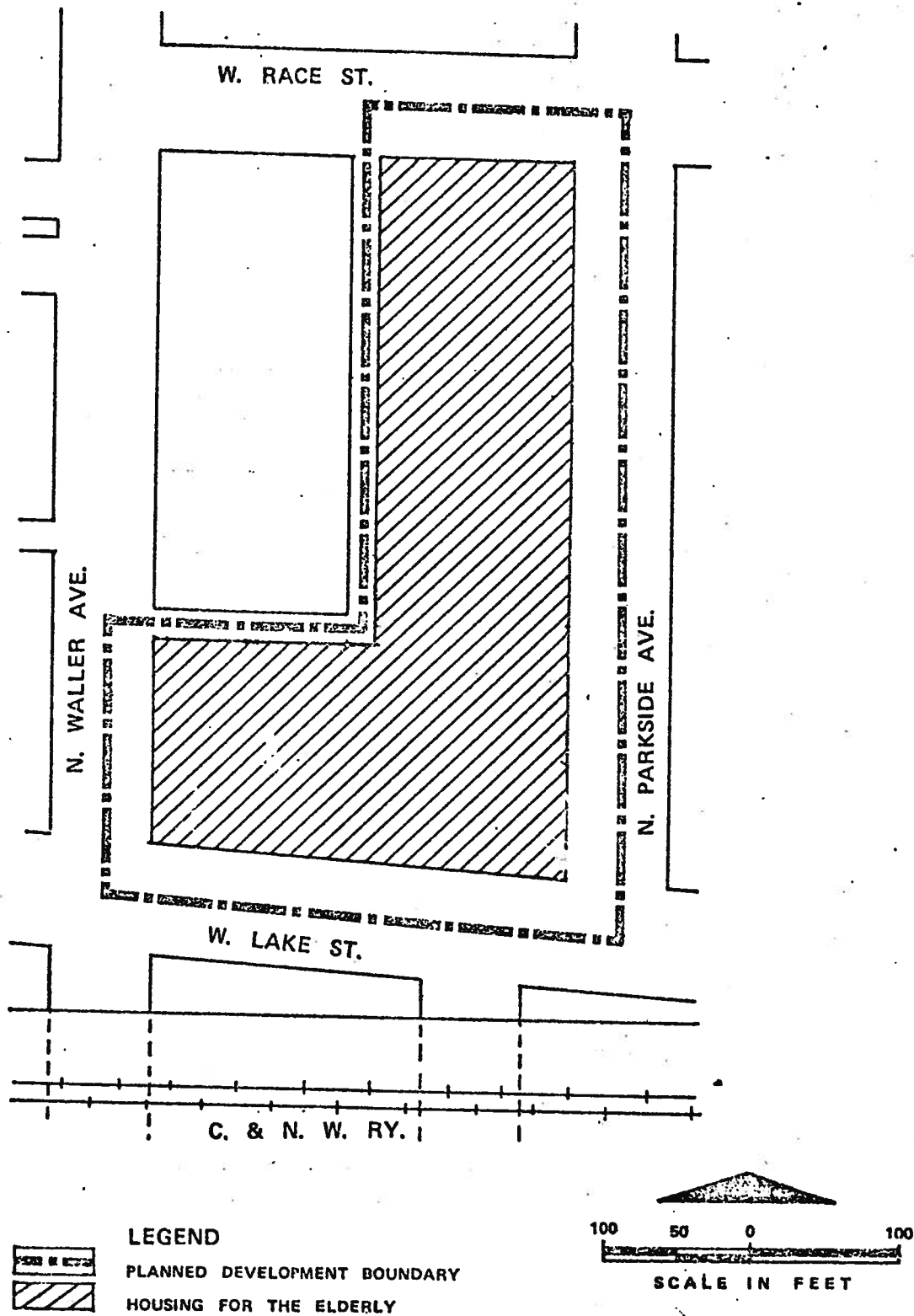
RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: JUNE 9, 1975

RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: JUNE 9, 1975

RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT- AGE OF LAND COVERED
SQUARE FEET	ACRES				
83,664.7	1.92	Elderly Housing Off-Street Parking & Loading Facilities	169	1.5	17%
<u>Gross Site Area = Net Site Area + Area of Public Streets and Alleys</u>					
176,561.0	83,664.7		42,896.3		
MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.5					
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 86					
MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 32 3 Handicapped 35 Total					
MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 2					
MINIMUM SETBACKS:					
			BOUNDARY AND FRONT YARD:	30	
			BOUNDARY AND SIDE YARD:	40	
			BOUNDARY AND REAR YARD:	40	
MAXIMUM PERCENT OF LAND COVERED: 17%					

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: THE DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: June 9, 1975